

**MINUTES OF THE MEETING OF THE
HAILEY CITY COUNCIL
HELD JULY 12, 2021
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at 5:30 P.M. by Mayor Martha Burke. Present were Council members Heidi Husbands, Kaz Thea, and Juan Martinez. Staff present included City Attorney Christopher P. Simms, City Administrator Heather Dawson, and City Clerk Mary Cone.

Sam Linnet not in attendance.

[5:29:58 PM](#) Call to order by Mayor Burke

Open session for public comments:

[5:31:15 PM](#) Mike McKenna, thanks all for a great 4TH OF JULY.

[5:31:33 PM](#) Jane Drussel, praises all involved, Chamber did an incredible job for the parade, and the 4th of July fireworks were great, right choice in prohibiting fireworks, that was a good call. Thanks for city cooperation. With rotary, Drussel worked the food booth, rodeo was sold out all nights. Thank you everybody.

[5:32:51 PM](#) Burke thanks to all in the community for respecting the fireworks ban.

CONSENT AGENDA:

- [CA 232](#) Motion to set special city council meeting to be held Thursday, July 22, 2021 at 5:30 PM. ACTION ITEM
- [CA 233](#) Motion to approve Resolution 2021-068, ratifying staff signature on SaaS agreement with ClearGov for Digital Budget Book trial ACTION ITEM
- [CA 234](#) Motion to approve Special Event permit for the Hunger Coalition’s Bloom Mobile Market at Kiwanis Park, June 23rd through October 20th, 2021 ACTION ITEM
- [CA 235](#) Motion to approve Resolution 2021-069, approving this event and authorizing the Mayor to sign the agreement for the Professional Bull Riders to hold the Coors Showdown Invitational for a rodeo competition on August 7th, 2021 ACTION ITEM
- [CA 236](#) Motion to approve the Findings of Fact, Conclusions of Law and Decision for a Zone Change Application by Larry Green, L.L. Greens, for an amendment to the City of Hailey Zoning District Map, Section 17.05.020. The proposed changes include amending Lot 1, Block 2, Northridge X from Limited Business (LB) to Business, and Lot 1, Block 27, Northridge IX from Limited Residential (LR-1) to General Residential (GR). ACTION ITEM
- [CA 237](#) Motion to approve the Findings of Fact, Conclusions of Law and Decision for a Preliminary Plat Application by Quartz Properties, represented by Galena Engineering, where AM Lot 2A, Block 61, Woodside Subdivision #15 (2740 Winterhaven Drive) is subdivided into seven (7) sublots. ACTION ITEM
- [CA 238](#) Motion to approve minutes of May 24, 2021 and to suspend reading of them ACTION ITEM
- [CA 239](#) Motion to approve minutes of June 21, 2021 and to suspend reading of them ACTION ITEM
- [CA 240](#) Motion to approve minutes of June 28, 2021 and to suspend reading of them ACTION ITEM
- [CA 241](#) Motion to ratify claims for expenses incurred paid in July, 2021 ACTION ITEM
- [CA 242](#) Motion to approve claims for expenses incurred during the month of June, 2021, and claims for expenses due by contract in July, 2021 ACTION ITEM

[CA 243](#) Motion to approve unaudited Treasurer’s report for the month of June 2021 **ACTION ITEM**.....

5:35:00, Martinez makes a motion to approve all consent agenda items, seconded by Thea. Motion passed with roll call vote. Thea, yes. Husbands, yes. Martinez, yes.

PUBLIC HEARINGS:

PH 245 Update on the City of Hailey Croy Canyon Campground, with opportunity for continued public comment on the matter (if any) ACTION ITEM

[5:37:16 PM](#) Lisa Horowitz gives a history of this property and that we purchased it from the school district. The site is being used for snow storage and now is also being considered for a camp ground for which the city has received a grant for \$700,000 to construct. In the last meeting we stated that we needed to follow-up within 30 days to discuss this topic further.

Simms there has been great community involvement and concerns for preservation of property by the Wood River Land Trust.

Public Comments:

[5:39:06 PM](#) Mike McKenna speaks to council and asks for a little more time as he is speaking for many people. During the Greenway Master Plan process, it was determined that a campground was preferred to not be in Lions Park, move to Jan 2020, the city came up with an idea to apply for a grant to use this property for a camp ground. And, Joan Davies recalls that this spot was identified for camping many years ago. [5:43:15 PM](#) McKenna, some firefighters, don’t have an issue with this as a campground, and think is least likely cause for fire is from this type of campground. We are a tourist-based economy, attendees will pay LOT in our city. If you don’t accept this, it is fiscally irresponsible. You need to do this for our community. It is tough to host sports in this town because there is no place for people to camp. Every day we are asked where people can camp. In 2 weeks from now, we were to be hosting a softball tournament, but they’ve pulled out because there is no place to stay. This is a dream come true opportunity, do the right thing.

[5:46:02 PM](#) Barb Acker a Croy Canyon resident, is not against campground but where it is being proposed. Acker spoke with the grant sponsor today and that we can get a new grant at a new location. Feels this is the wrong location.

[5:47:28 PM](#) Mark Acker of Pioneer View Drive spoke to council, handed out photos of the city’s street maintenance shop, it is good site for an RV park. It has electrical, water and sewer, and it is close to Broadford Rd., and it can have a walking path if you mow the grass. If you need to move equipment, snow removal equipment can be moved for summer and back in winter.

[5:49:57 PM](#) Mayor and council are in an enviable position; you get to support conservation and recreation for citizens of Hailey by not approving this RV Park.

[5:50:38 PM](#) Keri York with WRLT, partnered with the City on Greenway Master Plan, held 2 public workshops, discussed amenities, trails and campground. WRLT feels conservation is best use of this property. Land Trust has sent 2 letters to City in partnering conservation for these

parcels. In most recent Blaine County Comprehensive Plan, pros and cons of potential sites. Look forward to working with city attorney, and find alternative sites for a campground.

[5:53:01 PM](#) Reggie Christensen, resident on Croy Creek Road, and a 7-year chamber member, he does not support the campground as a chamber member. Regarding fire danger, went to the fire department responsible for responding to fires at this site and they are concerned about fires.

[5:54:29 PM](#) Steven Garmin, wood river fire commissioners, as a resident of 7 Rodeo Drive, has been a fire administrator for 44 years, cannot understand anyone endorsing this. Think about the liability, not in favor of this, there are other places.

[5:56:22 PM](#) Roger Ricardi, of 336 Croy Creek Road speaks to council, like others here, involved in the community with several non-profits including the nature conservancy; he has yet to see an economic impact. Has 3 1/2 year old twin sons, while on vacation, he saw RV Parks with lots of noise in Mackay. Croy Creek is a wonderful asset to the community, camping and nature preserve to name a few. This spot is wrong. If you need a campground, put in city limits.

[5:58:45 PM](#) Jane Drussel owner of Jane's Artifacts, have worked very hard in this community. Camping would not benefit her business. Drussel has been here since 1970. Talks about when Rotarun was built and the impact it had on recreation. Drussel knows all the people in the room. She would like to see any information where a fire was started in an RV Park. You can control when people use generators. We depend on tourism. We want this campground and we need other campgrounds. No one wants to do any harm. Stop and consider what you are asking, give some consideration for our city.

People depart room. Mayor moves on to the next item.

PH 246 Consideration of 5-Year Development Impact Fee Report, establishing City of Hailey land use assumptions for the next 20 years with Capital Improvement Plan to accommodate growth, and to review a new Development Impact Fee to provide that new development pay for itself

[6:05:47 PM](#) Dawson, hired consultant Dwayne Guthrie, worked on all 4 studies, and is online. Horowitz will make him presenter. Dawson, DIF are highly regulated by state law, the 5-year update is underway right now.

[6:07:22 PM](#) Dwayne Guthrie shows a presentation, 2021 Land use update, all of the 3 requirements are specified in Idaho law. Recommended increase growth to 2 ½ percent from 2 percent. And more detailed analysis of demographic multipliers by residential unit size. Changed industrial prototype. [6:09:10 PM](#) about 97 units growth per year over next 5 year, use calculations out 20 years. Welcomes any questions. [6:09:56 PM](#) changes in industrial manufacturing prototypes (nonresidential prototypes), using more conservative school multiplier. On demographic data, for Hailey 2.7 persons per housing unit. Largest houses, 3.7 persons per housing unit on average. Trip generation rate, overall average would be 9.4 single family house, avg in Hailey is lower. [6:12:53 PM](#) Last time we used census bureau information, this time used Blaine County data, better data than last review. [6:14:23 PM](#) compares current data with proposed data, cap on 3,000 sq ft. Overall, looking at increases, components for Capital

Improvement Plan, increase of \$179 to the lowest unit. Most increases on residential side. Any questions on this? Guthrie shows comparison of Hailey's fees [6:16:45 PM](#) 2021 on 2nd row, comparing to Ketchum and Bellevue cities. Bellevue has 8 fees, Ketchum has 2 fees, we have 8 size thresholds. Ketchum fees are highest, then Hailey, then Bellevue. [6:18:09 PM](#) Non-residential categories, Ketchum has only one fee, don't think that is the intent of the law, proposed 4 categories, same categories as in past. [6:18:50 PM](#) 4 categories, industrial, commercial, institutional, and offices, and personal services, catch all categories. [6:19:51 PM](#) Thea asks how are they weighted? Guthrie, responds by trips, employees. Chart on bottom right, 2007 fee wider spread from top end and lower end, not that aggressive this time. Details on the CIP for Parks and paths. Ones at bottom, 20 year projects, don't have to have exact site in mind. [6:22:05 PM](#) Thea, you have to say ahead what you are collecting for? Yes, confirmed Guthrie. This is not as detailed as the budget but good for its purpose. [6:23:30 PM](#) overall the avg. is 35%. [6:24:02 PM](#) How DIF fees are allocated, Guthrie explains, modest increase on smallest unit.

[6:25:17 PM](#) Dawson, wants to lead a discussion on Parks after you are done. [6:25:41 PM](#) in short range looking to purchase fire apparatus, ladder truck, will need to add an additional bay to house that truck. Growth share goes up a little bit. Allocation between residential and nonresidential, function of people/jobs in the community. 769 people that live and work in the city. Similar methodology. [6:28:37 PM](#) 2021 proposed fire DIF, modest increases, increased in 400 sq foot increments, and slight decrease in one middle category. [6:29:33 PM](#) CIP for Streets, 20 year plan, identify specific projects. [6:30:37 PM](#) travel demand model, take projected development, turn into trips, and then miles traveled, increase. Will confirm if 10 years or 20 years, thinks it is 20 years and didn't change the label. Increase over 20 years, highest fee, \$929. Happy to answer any questions.

[6:33:20 PM](#) Mayor Burke offers council a hard copy for their review.

[6:33:44 PM](#) Dawson asks to look at the Parks CIP page, this slide, in growth columns, between 1-5 years, town square, purchase for \$1.6 million, and construction of town square another \$1.6 million. Campground purchase, and \$834,000, construction of campground, grant award of \$760,000. [6:35:26 PM](#) Future growth should pay certain costs. Asks Horowitz to go to the packet and shows Armory and town square, items 53-58. Dawson wants Guthrie to be able to see this. In our larger plan we have campground land acquisition and construction, and copy and print building purchase, National Guard Armory purchase, town square purchase. [6:37:51 PM](#) We've been discussing purchase of Armory for some time, suggest putting out on bond measure to purchase this building. We can't put this in DIFs, it would be double-dipping those fees. The Copy & Print building purchase, the likely hood of us needing a bond is good. Dawson asks, should we have town square in this study also? Those are really big questions, and are imminent. [6:40:21 PM](#) Husbands, what is difference between town square? Dawson, town square has been in our plan for some time. We wanted to show as a potential future item in case we found a property? Dawson, that is the question it may be wise to have this disappear. We have a public workshop on Tuesday July 20th and then meeting on July 22nd. Wanted Guthrie to hear this discussion. Husbands asks another question? Horowitz, that workshop discussion would be much broader. [6:42:55 PM](#) Thea asks about bond. If we go out to bond, could you pair up armory and copy and print for a bond? Dawson, yes you could. [6:43:32 PM](#) Husbands, do we know the armory cost? No, it is still being appraised. [6:43:51 PM](#) Simms, may want to purchase

copy and print building for another purpose, not town square. [6:44:25 PM](#) Dawson, we used to have a police DIF fee, because we knew at that time we had the lease agreement with Armory, removed from DIF study, may go to a bond measure, set us up to not double-dip on this fee. How would fees change, if \$1.6 million item was removed from the DIF study. [6:45:47 PM](#) Guthrie, we would still have, total amount of funding would [6:47:34 PM](#) lowering total growth cost \$634,000. Smallest unit, \$533, would go to \$411 removing the armory purchase. [6:48:31 PM](#) Dawson thanks Guthrie for that information, and Guthrie adds, up to \$1042 for the largest unit. [6:49:11 PM](#) [6:49:22 PM](#) Thea, what is the benefit from changing from 6 to 4. Guthrie, no magic, if have fewer thresholds, hit with significant fee, helps to have more thresholds, reasonable approach, gives more options at the lower in, concerned with affordable housing. Dropped lower square footage unit. [6:50:53 PM](#) Horowitz, lots of ADUs coming in. [6:51:12 PM](#) Martinez, appreciates diversity in this presentation.

public comments

[6:52:18 PM](#) Elizabeth Jeffrey 201 N. 3rd, growing concern this year, concern is water. In growth, more conservation measures for water. Suggests watering with gray water. [6:53:38 PM](#) Dawson, Water and Wastewater systems are not eligible for DIF fees. Guthrie, might be a connection fee. [6:54:21 PM](#) Horowitz, very specific things we can charge for and this is not one of them.

Council deliberation:

[6:54:53 PM](#) Burke any more questions? Can we tell where we are going to go, without the Parks?

[6:55:26 PM](#) Martinez, thinks we should discuss on July 22nd. Keep as a line item, then will know more how town feels after workshop.

[6:56:41 PM](#) Thea asks a question, are we voting, but don't need all details? Dawson, you can defer the whole vote, approve contingent on town square meeting, with the later a recommendation. Is ready to vote contingent.

[6:58:09 PM](#) **Martinez, motion to approve contingent on feedback on town square meeting, Burke, motion to approve study, hold back on section for land acquisition, Simms, that will work, Thea seconds. Motion passed with roll call vote; Husbands, yes. Thea, yes. Martinez, yes.**

[6:59:29 PM](#) Burke, we revisit this on Sept. Dawson, this is a prerequisite to that ordinance adoption.

[7:00:00 PM](#) **Thea moves to continue DIF discussion to next meeting July 22nd, Martinez seconds. Motion passed with roll call vote; Husbands, yes. Thea, yes. Martinez, yes.**

PH 247 Consideration of FY2022 Budget with council recommendations on additions, deletions and priorities. ACTION ITEM

[7:01:50 PM](#) Dawson introduced balanced budget, council salaries, \$12,000 / year. A few minor changes, added a little to IT budget. This meeting is for council members to voice concerns. We have had a request from council member Linnet, to adopt not to exceed on July 22nd meeting when he is present.

[7:03:25 PM](#) Thea would like to see us hire a sustainability coordinator full time, ½ sustainability and ½ planning department. Horowitz, correct. [7:05:05 PM](#) Horowitz, we've been exploring what that would look like. This is a 400% increase. If 800% increase, will feel disconnected from department and isolated from department. [7:06:27 PM](#) Martinez, Thea points out fundamental need. Collegiate programs, for people to help us, look forward to this, infrastructure could be people in the building, could be looking at more staff. [7:07:33 PM](#) Husbands asks for clarification? Horowitz, feels there are many people with both of those skill sets, flexibility there. Continued discussion of what this position may look like.

[7:09:56 PM](#) Husbands asks about the half time grant writer, what about full-time? Dawson responds, we don't know what are revenues will be next year. Our treasurer is very good at projections. Way to do this is to increase our revenue, but we'd be increasing our risk, if revenue doesn't come in that strong. We don't want to go too far outside of that area. [7:12:17 PM](#) Husbands, fire dept. we need to hire a training position? Dawson, this would restore fire department to pre-recession staffing and create succession planning. The rise in building permits, creates rise in inspections.

[7:13:27 PM](#) Martinez, appreciate raises for staffing.

[7:13:45 PM](#) Dawson, our paid per call force usually responds at night, during day, they have day jobs. Thea asks, when do we add more paid professionals. Dawson, this is answered when that combination department can no longer succeed in this way.

[7:15:25 PM](#) Husbands asks about staffing for police force. As a resident of Hailey, is concerned. For health and safety feels we need at least one more position. Feels our police force is stretched thin. Dawson, he will be thrilled, they have more positions funded in their budgets, than have filled. Until streets and police can fill open positions, they will not add additional positions to the budget.

[7:17:40 PM](#) Horowitz speaks to hope to find a ½ time position for administrative skill set to help with mailings and such.

[7:18:30 PM](#) Husbands, Parks, custodian for Parks. Dawson, thanks Husband. We have a single person cleaning all buildings. That person will not be working in the Library going forward, that person will be helping clean restrooms in the Parks, that is where we are understaffed. Dawson, currently works for Public Works.

[7:20:20 PM](#) On July 22nd, Dawson speaks to council, you will adopt a not to exceed budget, will see what we can do based on comments tonight. Then it will be noticed for Public Hearing on Aug. 9th.

Public hearing:

[7:21:16 PM](#) Scott Runkle speaks to council. Appreciates council's depth of work. His questions were answered with previous discussion, but sees value of joint position. The new Blaine County sustainability coordinator will expect to work with Hailey on sustainability. Runkle would like to see a job description. Applauds all your efforts with Sustainability.

[7:24:08 PM](#) Elizabeth Jeffrey, asks clarification, in community development department or Public Works. [7:24:41 PM](#) Horowitz, that is a funding mechanism, jointly supervise that person. Burke adds, in charge of every building, has a voice in this as well. [7:25:42 PM](#) Dawson, we established that model in past years, resiliency coordinator and floodplain administrator.

Council deliberation:

[7:27:00 PM](#) Thea has a strong desire to restore Lions Park, feels it needs to be a priority, huge benefit to our community. [7:27:51 PM](#) Burke, everything you say is true, she has spoken with FEMA agents, the grants only cover so much, it would turn into a super fund site, don't know how to fund this. It is a concern for everyone, but we have to make sure we have all knowledge before we do anything. Horowitz adds, it is in our CIP.

Dawson has what she needs from council.

Thea has some other comments. Husbands, wants to discuss on July 22nd with Linnet. Thea will wait until next meeting. Yeager will be back for that meeting also. Yeager speaks, will be here on the 22nd.

PH 248 Consideration of Ordinance No. ____ increasing mayor and city council salaries ACTION ITEM

[7:33:50 PM](#) Dawson, set up, cannot waive readings on this, during an election year, the proposed increase is just about 18%.

Husbands, doesn't want to raise salaries.

[7:35:17 PM](#) Simms adds we have timeline constraints.

Public hearing:

[7:35:45 PM](#) Elizabeth Jeffrey, impressed with work you do, diversity, constant balancing act. Appreciate community awareness, diversity, all in support of raises.

[7:36:49 PM](#) Scott Runkel, echoes Jeffrey's comments, you should be compensated for your work, allows future council members to serve.

Council deliberation:

[7:37:55 PM](#) Husbands, likes this job, exciting, can be stressful. Hoping to run for office again, feel personally, more so, feel like she is compensated for this job, don't feel needs a raise. Don't do this job to make money. Is okay with not getting a raise.

[7:39:13 PM](#) Thea, not personal, it is for the future, turnover, it takes a lot of time. Would like to reach more of community. A little bit helps may provide for more interest in this position, many people would enjoy this role, if we offered a little bit more. To broaden the reach to our community. [7:40:48 PM](#) Martinez, felt same as Husbands, last year, has chosen to put his money into a non-profit. Who is going to follow behind us?

[7:43:08 PM](#) **Thea moves to approve Ordinance No. 1287, seconded by Martinez. Motion passed with roll call vote; Husbands, no. Thea, yes. Martinez, yes.**

[7:43:46 PM](#) **Burke conducts 1st Reading of Ordinance No. 1287, by title only.**

Staff reports:

[7:44:59 PM](#) Husbands, Library, kudos to Martinez, holding community conversations at Balmoral on July 13th. Martinez believes it is a different date. They will connect. It is a community discussion, Hispanic community.

[7:45:57 PM](#) **Martinez adjourn, Thea seconds. Motion passed unanimously.**